

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**(Hearns)**

**BY-LAW NO. 2020-26**

Being a By-law to amend By-law No. 2003-38, as amended, the Zoning By-law for the Municipality of Powassan with respect to lands located in Plan M5, Pt Lots 1 & 2 Main St. N. Side, RP 42R12564, Part 1, (101 Sophia Street) in the Municipality of Powassan.

WHEREAS the Council of the Corporation of the Municipality of Powassan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Municipality of Powassan to amend By-law No. 2003-38, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Powassan deems it advisable to amend By-Law 2003-38, as amended;

NOW THEREFORE the Council of the Corporation of the Municipality of Powassan enacts as follows:

1. Schedule 'A', to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands located in Plan M5, Pt Lots 1 & 2 Main St. N. Side, RP 42R12564, Part 1, (101 Sophia Street, Trout Creek) in the Municipality of Powassan from the "Village Commercial (CV2) Zone" to the "Village Residential (RV2-3) Exception Zone" as shown on Schedule A-1 attached hereto and forming part of this By-law.
2. Notwithstanding Section 3.1, an accessory garage shall be located in the front yard of the main use (dwelling).
3. Notwithstanding Section 4.2.2 of the Village Residential (RV2) Zone, on lands located in RV2-3 Zone, the following provisions shall apply:
  - a) Minimum front yard setback for a garage: 3.0 metres
  - b) Minimum rear yard setback for a dwelling: 3.66 metres
3. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on this 1<sup>st</sup> day of September 2020

READ A THIRD TIME and finally passed this 15<sup>th</sup> day of September 2020

*Jmd*

Mayor

*Maureen Long*

Clerk

**SCHEDULE 'A' TO  
ZONING BY-LAW 2020-26**

**101 SOPHIA STREET,  
PART LOTS 1 & 2, MAIN STREET N. SIDE  
RP 42R12564 PART 1,  
MUNICIPALITY OF POWASSAN  
DISTRICT OF PARRY SOUND**



LANDS TO BE REZONED FROM CV2 (VILLAGE COMMERCIAL (UNSERVICED)) TO RV2 (VILLAGE RESIDENTIAL (UNSERVICED))

THIS IS SCHEDULE 'A' TO ZONING BY-LAW 2020-26  
PASSED THIS 31st DAY OF SEP, 2020

D. Lang  
MAYOR  
Maureen Lang  
CLERK

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
FOR EXACT BOUNDARY INTERPRETATIONS,  
PLEASE CONTACT THE MUNICIPALITY OF POWASSAN